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JUL 5
1889

BUFFALO

HER PRESENT
HER FUTURE

PUBLISHED BY . . . .

W. G. HARTWELL,

35 White Building,

Buffalo, N. Y.

1889

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2. The assessed valuation of real and personal property is $147,168,115, a gain of over forty-nine millions of dollars since 1885. There has been recorded in the Erie County Clerk's Office, during the last year, 10,454 deeds.

3. The banking capital is six million dollars, with loans and discounts amounting to $21,702,000.

4. The city has 50 public school buildings, costing $1,179,685, and 30,000 pupils enrolled. One school contains 2,500 pupils, being the largest in the United States.

5. The number of railroads centering in Buffalo is 25. The railroad-yard facilities are the greatest in the world. The depots of nearly 25,000 miles of road are concentrated in the city.

6. There are 33 grain elevators, with storage capacity of 13,585,000 bushels.

7. The number of bushels of grain imported in 1888, by lake, was 99,448,150.

8. Number of boats cleared by Erie Canal, Buffalo to New York, yearly average last ten years, 7,170.

9. Value of articles carried by Erie Canal, Buffalo to New York, yearly average last three years, $39,583,042.

10. It is the second largest cattle sales market in the country, and largest sheep market in the world. The receipts of live stock, 1888, were 6,525,613—average weekly sales over $2,000,000.

11. The custom receipts for the year 1888 amounted to $1,000,000.

12. The coal trade very extensive, receipts in 1888, over 5,000,000 tons. There is $5,000,000 invested in terminal facilities for this interest.

13. Lumber, heavy planing mill and distributing trade, receipts for 1888, 400,000,000 feet.

14. The city has now sixty miles of Asphalt pavement down, and ten miles additional contracted for, having more miles of these peerless pavements than any other city in the United States.

15. The number of miles of street railroad is sixty-five, besides a steam belt railway surrounding the city (fifteen miles in length), for suburban traffic.

16. Has unsurpassed system of water-works, with yearly pumping capacity of 15,545,365,450 gallons—average per day, 42,590,042 gallons.

17. Number miles water pipe in the city (mains), 252, with 2,286 hydrants for fire purposes.

18. Its area of parks and public places is 500 acres—approaches, 120 acres. Embraced in the main park is a beautiful lake, covering 46½ acres; also, a new park, is contemplated on the shore of Lake Erie, of 500 acres.

19. Buffalo International Fair building is the largest in the world, the association having invested $600,000. The daily attendance at the Buffalo Exposition, 1888, was larger than that of any Exposition ever held in America, the Centennial alone excepted.

20. The new fire-proof hotel "Iroquois" costing $800,000; the City and County Hall, costing $1,450,000; Music Hall, $262,000; the Library building, $328,000, are a few among Buffalo's numerous beautiful public buildings. There is also about to be erected, by the Erie County Savings Bank, a new building, to cost $1,000,000, and a magnificent new Post-office building by the U. S. Government.

It would not be possible, in this brief form, to describe many of Buffalo's numerous attractions, or to allude, except in the most general way, to its natural resources, its wonderful growth, development and improvement.

REAL ESTATE.

There is no better or more reliable indication of a city's prosperity than the increase in value of its real estate. While many fortunes have been made and large returns almost invariably realized from investments in this species of property, values are steadily advancing, and opportunities for making money are better at present than at any previous time in the city's history.

We have on our books property in all parts of the city. Can accommodate those desiring to purchase, whether one vacant lot, a house and lot, business property, or suburban acres. Those unacquainted with the city, in making investments, must necessarily rely upon the honesty and good judgment of some one who has made real estate a study and a business, and thoroughly knows the city.

The undersigned can substantiate the claim that he is entitled to the confidence of those desiring the services of an experienced, honest, prompt and successful real-estate dealer, by referring to prominent business men, here and elsewhere, and pointing out numerous transactions brought to a successful issue through his efforts.

Information cheerfully furnished. Correspondence solicited.

W. G. HARTWELL,
REAL ESTATE,
35 WHITE BUILDING, 298 MAIN ST.,
BUFFALO, N. Y.

Buffalo:—

HER PRESENT AND HER FUTURE.

WHILE many of the cities of the United States, especially in the great Northwest, have excited wonder, world wide, by their marvellously rapid growth and development, comparatively little has been said or written of the great "Queen City of the Lakes," Buffalo.

Its increase of population within the last decade has been equalled by few, and excelled by none, and its growth and improvement in all other respects that go to make up a teeming, vigorous and thriving city, has been correspondingly rapid.

Unlike many of our cities of rapid growth, owing their prosperity to some one cause, as the discovery of a gas, or oil well, which may fail, or the construction of a railroad, which may not receive anticipated patronage, thereby causing a decline of values, rapid as their former advancement, Buffalo, by reason of her geographical position at the foot of the great chain of inland lakes, midway on the only natural and unchangeable thoroughfare between that "wonderland," the northwest, and tidewater, and to other natural causes which are enduring, will last even as long as the waters of the beautiful lake, upon the borders of which she is built, go thundering over the majestic "Falls of Niagara." Few people abroad, and possibly many within her own boundaries, have more than a limited conception of the advantages offered here in real-estate transactions.

For the purpose of showing its desirability as a place in which to reside, to make investments, or engage in business pursuits, we have at no inconsiderable pains and expense gathered from reliable sources the following statistics, which will enable one to form some idea of the innumerable inducements here presented to capitalists, and all who wish to avail themselves of the benefits afforded by this city of marvellous present advantages, and of unrivalled future prospects.

1. The population of Buffalo is now 270,000, an increase of seventy-five per cent. in ten years.

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DO YOU SEEK GOOD PAYING
REAL-ESTATE INVESTMENTS
IN THE MOST PROMISING CITY
IN THE UNITED STATES?

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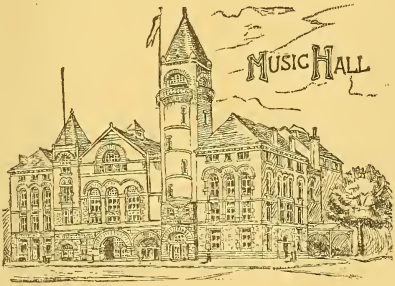

W. G. HARTWELL,

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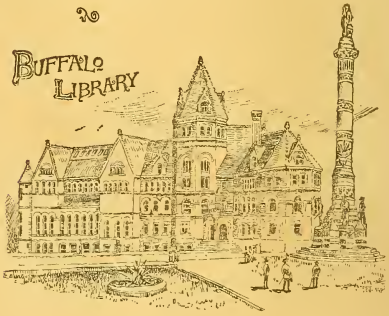

EXTENSIVE EXPERIENCE,

UNRIVALLED FACILITIES,

PROMPT AND

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